080.0	0001	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	764,200 / 764,200
					USE VALUE:	764,200 / 764,200
					ASSESSED:	764,200 / 764,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
359		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MURPHY MICHAEL & ERIN	
Owner 2:		
Owner 3:		
Street 1:	359 SUMMER ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	AWISZUS GEORGE F & ANN V -
Owner 2:	-
Street 1:	359 SUMMER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,458 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1922, having primarily Vinyl Exterior and 2009 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7458.000	358,200	400	405,600	764,200
Total Card	0.171	358,200	400	405,600	764,200
Total Parcel	0.171	358,200	400	405,600	764,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 380.39 | /Parcel: 380.3

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 080.0-0001-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	358,400	400	7,458.	405,600	764,400	764,400	Year End Roll	12/18/2019
2019	101	FV	274,400	400	7,458.	411,300	686,100	686,100	Year End Roll	1/3/2019
2018	101	FV	274,400	400	7,458.	307,100	581,900	581,900	Year End Roll	12/20/2017
2017	101	FV	274,400	400	7,458.	278,100	552,900	552,900	Year End Roll	1/3/2017
2016	101	FV	238,300	400	7,458.	266,500	505,200	505,200	Year End	1/4/2016
2015	101	FV	225,800	400	7,458.	226,000	452,200	452,200	Year End Roll	12/11/2014
2014	101	FV	225,800	400	7,458.	214,400	440,600	440,600	Year End Roll	12/16/2013
2013	101	FV	225,800	400	7,458.	203,900	430,100	430,100		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AWISZUS GEORGE	62984-218		11/26/2013	Change>Sale	465,000	No	No		
	9627-471		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/10/2019	1028	Alterati	10,000	C				
9/21/2018	1381	Addition	157,000	O				2stry add+remod ba
1/13/2016	127	Redo Kit	119,000		2/3/2016			Remodel existing k
6/23/2014	726	Renovate	36,500					

ACTIVITY INFORMATION

Date	Result	By	Name
7/7/2016	Meas/Inspect	DGM	D Mann
7/1/2014	Info Fm Prmt	PC	PHIL C
12/2/2008	Meas/Inspect	372	PATRIOT
10/24/2000	Hearing N/C	189	PATRIOT
1/10/2000	Meas/Inspect	276	PATRIOT
8/7/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7458		Sq. Ft.	Site		0	70.	0.78	5			Med. Tr	-10					405,554						405,600	

Total AC/HA: 0.17121 | Total SF/SM: 7458 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 405,554 | Spl Credit | Total: 405,600

PRINT

Date	Time
12/10/20	21:15:34

LAST REV

Date	Time
02/25/20	08:57:19

danam

6485

User Acct

49496

GIS Ref

GIS Ref

Insp Date

07/07/16

!6485!

USER DEFINED

Prior Id # 1:	49496
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:	1	Rating:	Fair
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.25379527
Const Adj.:	0.98157018
Adj $ / SQ:	159.989
Other Features:	103250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	440031
Depreciation:	81846
Depreciated Total:	358185

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9			BRs: 5				Baths: 2		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	M
Totals			
1	9	5	

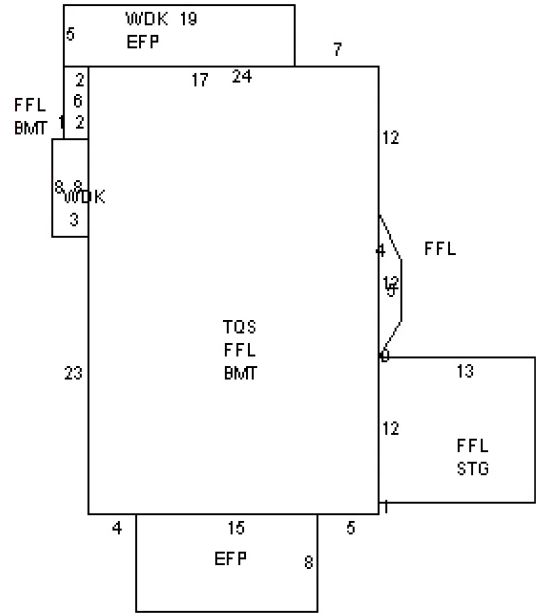
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	159.99
Special Features:	0	Val/Su Net:	114.48
Final Total:	358200	Val/Su SzAd	205.98

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,073	159.990	171,669
BMT	Basement	900	52.600	47,344
TQS	3/4 Story	666	159.990	106,553
EFP	Enclos Porch	215	39.150	8,418
STG	Storage	156	7.150	1,115
WDK	Deck	119	14.140	1,682

Net Sketched Area:	3,129			Total:	336,781
Size Ad	1739	Gross Are	3351	FinArea	2009

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 080.0-0001-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1980	0.00	T	31.2	101						
19	Patio	D	Y	1	10X10	A	AV	1970	6.00	T	39.2	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:	Total: 400